

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re:

Chapter 11

Levy Ventures LLC,

Case No. 25-221182-SHL

Debtor.

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**DECLARATION PURSUANT TO LOCAL RULE 1007-2**

Ephraim Diamond, CRO of Levy Ventures LLC (the “Debtor”) declares the following under penalties of perjury pursuant to 28 U.S.C. Section 1746:

1. I, through my firm, Arbel Capital Advisors LLC, was engaged pre-petition as the Debtor’s Chief Restructuring Officer (“CRO”) for purposes of leading the Debtor’s reorganization efforts in this Chapter 11 case. I, along with my firm, specialize in business restructurings and workouts, bankruptcy, and litigation planning, including Chapter 11 reorganizations and independent and fiduciary oversight for distressed and special situations. I have over 20 years of restructuring and crisis management experience, and I have appeared on behalf of debtors in numerous bankruptcy proceedings.

2. The Debtor specifically sought my involvement to assist in restructuring the Debtor’s real estate assets, consisting of approximately 130 residential family homes which can be sold, refinanced or reinstated to maximize value.

3. I have familiarized myself with the Debtor’s overall financial and legal affairs, and I submit this Declaration pursuant to the Local Rules of this Court to lay out the history of the Debtor’s business, current capital structure and exit strategy.

## Background

4. The Debtor is a limited liability company formed in February 2023, which maintains its principal place of business in New City, New York. The business of the Debtor is to buy and lease residential home properties, primarily in the Baltimore, Maryland area.

5. More particularly, during the period beginning in March 2023 and ending in August 2024, the Debtor purchased 125 single-family dwellings and 5 two-family dwellings in and around Baltimore, Maryland (each a “Property” and collectively, the “Properties”). The collective purchase price of the Properties was \$29,479,726, with a current estimated value of \$19,671,500, based on an average value of \$151,319.23.

6. In conjunction with the purchase of the Properties, the Debtor obtained a series of mortgage loans from a group of lenders and mortgagees, with Shellpoint acting as the servicers for about forty of the mortgages. Besides Shellpoint, Fay Servicing, Renovo, SPS and Plant Home are also servicing agents under the Debtor’s mortgages.

7. As part of the original business plan, a large portion of the Properties were meant to be leased to Section 8 tenants. The Debtor even changed management companies to retain a perceived Section 8 specialist in order to position the Debtor in navigating the HUD requirements of Section 8 housing.

8. Unfortunately, the new property management company did not work out, and left the Debtor with many vacancies and inadequate cash flow. Exacerbating matters, the new property management company failed to properly or timely communicate with existing tenants and prospective tenants, as well as representatives of HUD.

9. As a consequence, the Debtor fell behind in mortgage payments and was plagued by a freeze on rent payments.

10. The Debtor hopes to revive the relationship with HUD and intends to replace the management company.

11. Before default interest was asserted, the Debtor's aggregate loans required monthly debt service of \$198,404.54, while the Debtor's current rent role is only \$68,221.50. Due to this deficiency, at least 70 of the Properties faced pending or imminent foreclosure at the time of the bankruptcy filing. Moreover, the balance of the loans require restructuring as well. A summary of the Debtor's portfolio of Properties and status of mortgage loans is attached hereto as Exhibit "A".

**Local Rule 1007-2**

12. Pursuant to Local Rule 1007-2(a)(2) and (3), no committees were formed prior to the filing of the Petition.

13. Pursuant to Local Rule 1007-2(a)(4), the names and addresses of all creditors have been filed. A full set of schedules will be filed shortly. A motion seeking an extension of the deadline for the filing of all schedules and statements has been noticed for hearing on April 9, 2025.

14. Pursuant to Local Rule 1007-2(a)(5), the Debtor has multiple lenders. A full list of the current mortgages will be filed as part of Schedule "D".

15. Pursuant to Local Rule 1007-2(a)(6), a full set of schedules of assets will be filed shortly.

16. Pursuant to Local Rule 1007-2(a)(7), the sole member of the Debtor is Eluzer Gold.

17. Pursuant to Local Rule 1007-2(a)(8), no Receiver has been appointed.

18. Pursuant to Local Rule 1007-2(a)(9), the Debtor owns the Properties listed in Exhibit "A".

19. Pursuant to Local Rule 1007-2(a)(10), the Debtor's books and records are maintained in New City, NY.

20. Pursuant to Local Rule 1007-2(a)(11), a schedule of pending lawsuits will be filed as part of the Statement of Financial Affairs.

21. Pursuant to Local Rule 1007-2(a)(11), I am the CRO and serve in this capacity pursuant to a written engagement agreement. My retention will be the subject of a formal application to be filed under the Jay Alix Protocols.

22. Pursuant to Local Rule 1007-2(b) the Debtor acts a landlord with respect to certain of the occupied Properties. A current rent roll is attached hereto as Exhibit "B".

Dated: New York, NY  
April 8, 2025

/s/ Ephraim Diamond

## **EXHIBIT A**

Address	Allocated Balance	Servicer	FC Named Secured Party	Investor / Trustee	Address Line 1
			FC Named Attorney	FC Named Attorney	Investor / Trustee Online Info
2828 E Chase St	\$148,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
4524 Pimlico Rd	\$172,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
727 N Linwood Ave	\$160,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
5122 Chalgrove Ave	\$168,750.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
2528 Druid Park Dr	\$180,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
1008 W Lanvale St	\$220,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
3614 Kenyon Ave	\$148,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
251 S Hilton St	\$157,210.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
3533 Lucille Ave	\$184,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
1206 N Curley St	\$165,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
820 McKean Ave	\$164,000.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
1911 Cecil Ave	\$161,950.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
3025 W Lanvale St	\$149,250.00	Planet Home	Athene Annuity & Life Company	Hofmesiter Robinson & Dipietro	Athene Annuity & Life Company
2512 Wilkens Ave	\$156,000.00	Planet Home	Athene Annuity & Life Company	Cohn, Goldberg & Deutsch LLC	US Bank Trust National Association
1012 Bennett Pl	\$200,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	800 Nicollet Mall
1230 N Caroline St	\$272,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	800 Nicollet Mall
1403 Race St	\$337,500.00	Fay Servicing	COLT 2023-3	Fay Servicing	800 Nicollet Mall
1917 Lydonlea Way	\$216,000.00	Fay Servicing	COLT 2023-3	Cohn, Goldberg & Deutsch LLC	US Bank Trust National Association
308 Gushyan Ave	\$208,400.00	Fay Servicing	COLT 2023-3	Cohn, Goldberg & Deutsch LLC	US Bank Trust National Association
346 S Macon St	\$210,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	US Bank Trust National Association
910 E 30th St	\$232,000.00	Fay Servicing	COLT 2023-3	Cohn, Goldberg & Deutsch LLC	US Bank Trust National Association
1372 Sherwood Ave	\$208,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	US Bank Trust National Association
1258 Glyndon Ave	\$208,000.00	Fay Servicing	COLT 2023-3	Cohn, Goldberg & Deutsch LLC	US Bank Trust National Association
2721 Pelham Ave	\$208,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	US Bank Trust National Association
2703 The Alameda Ave	\$208,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	US Bank Trust National Association
2444 Brentwood Ave	\$225,000.00	Fay Servicing	COLT 2023-3	Fay Servicing	US Bank Trust National Association
1813 E Federal St	\$236,250.00	Fay Servicing	COLT 2023-3	Fay Servicing	US Bank Trust National Association
1111 N Lakewood Ave	\$220,000.00	Fay Servicing	Determination Mortgage Trust	Fay Servicing	800 Nicollet Mall
2625 Garrett Ave	\$183,200.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	800 Nicollet Mall
1411 Ramsay St	\$151,200.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	500 Delaware Ave
1942 W Mosher St	\$177,600.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	500 Delaware Ave
1108 N Dukeland St	\$162,400.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	500 Delaware Ave
1687 Darley Ave	\$191,200.00	Fay Servicing	Fidelity & Guaranty Life Mortgage Trust 2018-1	Friedman Vartolo	500 Delaware Ave
1731 McHenry St	\$153,600.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	500 Delaware Ave
2801 Presbury St	\$168,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	500 Delaware Ave
1607 Race St	\$360,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	500 Delaware Ave
2840 Woodbrook Ave	\$160,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	500 Delaware Ave
1123 McKean Ave	\$144,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	500 Delaware Ave
2110 W Saratoga St	\$156,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	800 Nicollet Mall
1822 Wilkens Ave	\$168,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	500 Delaware Ave
2529 Woodbrook Ave	\$180,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	500 Delaware Ave
1652 Darley Ave	\$172,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	500 Delaware Ave

2952 Preszman St	\$180,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3217 Brighton St	\$164,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
1625 N Rosedale St	\$150,400.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	Wilmington Savings Fund Society	500 Delaware Ave
3214 Kenyon Ave	\$148,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	Wilmington Savings Fund Society	500 Delaware Ave
3617 Kenyon Ave	\$152,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3323 Kenyon Ave	\$148,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	Wilmington Savings Fund Society	500 Delaware Ave
3834 Elmora Ave	\$148,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
736 N Linwood Ave	\$148,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	Wilmington Savings Fund Society	500 Delaware Ave
3514 Dudley Ave	\$152,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
4235 Seidel Ave	\$144,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
505 N Collington Ave	\$140,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
1518 Elrino St	\$152,000.00	Fay Servicing	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3122 Brendan Ave	\$160,000.00	Fay Servicing	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
2007 W Saratoga St:	\$148,000.00	Fay Servicing	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
4926 Schaub Ave	\$148,000.00	Fay Servicing	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3113 Chesterfield Ave	\$144,000.00	Fay Servicing	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3131 Chesterfield Ave	\$152,000.00	Fay Servicing	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3032 Fleetwood Ave	\$224,000.00	Fay Servicing	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
1083 Ellicott Driveway	\$184,000.00	Fay Servicing	IBIS Holdings A Trust	Friedman Vartolo	Wilmington Savings Fund Society	500 Delaware Ave
1809 Rayner Ave	\$148,000.00	Community	Aldridge Pite, LLP	Samuel I White, P.C.	Aldridge Pite LLP (secured party)	3525 Piedmonte Rd NE
2703 Ellicott Dr	\$184,000.00	Community	Aldridge Pite, LLP	Samuel I White, P.C.	Aldridge Pite LLP (secured party)	3525 Piedmonte Rd NE
33 N Kresson St	\$152,000.00	Community	Aldridge Pite, LLP	Samuel I White, P.C.	Aldridge Pite LLP (secured party)	3525 Piedmonte Rd NE
1829 N Bond St	\$232,500.00	Selene Finance	Selene Finance	Selene Finance	Blackstone Resolution Life	
1203 Cedarcroft Rd	\$191,250.00	Selene Finance	De Cubas & Lewis	De Cubas & Lewis	Blackstone Resolution Life	
1531 N Woodyear St	\$149,625.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
2408 E Federal St	\$156,750.00	Selene Finance	De Cubas & Lewis	De Cubas & Lewis	Blackstone Resolution Life	
1932 Harlem Ave	\$172,125.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
849 Harlem Ave	\$198,400.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
4718 Wilem Ave	\$161,250.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
1114 Myrtle Ave	\$168,000.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
1934 Harlem Ave	\$160,000.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
2811 Ullman Ave	\$187,500.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
1801 W Lafayette Ave	\$204,000.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
1222 N Ellwood Ave	\$168,750.00	Selene Finance	Blackstone Resolution Life	De Cubas & Lewis	Blackstone Resolution Life	
703 Springfield Ave	\$156,000.00	Rushmore	Oakmont Mortgage Trust	Rushmore Servicing	US Bank Trust National Association	800 Niccollet Mall
2918 Independence St	\$172,000.00	Shellpoint	Stone Roots M Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
5623 Anheim Rd	\$196,000.00	Shellpoint	Determination Mortgage Trust	Greenspoon Marder	US Bank Trust National Association	800 Niccollet Mall
1021 N Carrollton Ave	\$192,000.00	Shellpoint	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
1815 N Woodbourne Ave	\$176,000.00	Shellpoint	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
1227 E Lanvale St	\$241,600.00	Shellpoint	JP Morgan Mortgage Trust 2023-DSC2	Shellpoint Mortgage Servicing	US Bank Trust National Association	800 Niccollet Mall
1814 E Belvedere Ave	\$176,000.00	Shellpoint	BPL Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
3012 Kentucky Ave	\$180,000.00	Shellpoint	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
416 N Milton Ave	\$176,000.00	Shellpoint	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
512 Sheridan Ave	\$172,000.00	Shellpoint	Determination Mortgage Trust	Friedman Vartolo	US Bank Trust National Association	800 Niccollet Mall
4013 Boarman Ave	\$196,000.00	Shellpoint	Determination Mortgage Trust	Shellpoint Mortgage Servicing	US Bank Trust National Association	800 Niccollet Mall
121 N Hilton St						

916 N Franklinton Rd	\$176,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
2736 Mura St	\$180,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
1017 N Carrollton Ave	\$192,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
5205 Saint Charles Ave	\$184,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
2222 Walbrook Ave	\$164,000.00	Shellpoint	Greenspoon Marder	US Bank Trust National Association	800 Nicollet Mall
4942 Edgemere Ave	\$164,000.00	Shellpoint	Shellpoint Mortgage Servicing	US Bank Trust National Association	800 Nicollet Mall
5203 Saint Charles Ave	\$184,000.00	Shellpoint	Friedman Vartolo	Metropolitan Life Insurance Company	200 Park Ave
2309 Homewood Ave	\$188,000.00	Shellpoint	Fidelity & Guaranty Life Mortgage Trust 2018-1	US Bank Trust National Association	800 Nicollet Mall
1515 N Decker Ave	\$160,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
1429 N Luzerne Ave	\$152,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
1513 N Luzerne Ave	\$175,200.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
2728 Lauretta Ave	\$156,800.00	Shellpoint	Friedman Vartolo	Pacific Life Insurance Company	700 Newport Center Dr
5234 Saint Charles Ave	\$184,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
1719 N Longwood St	\$172,000.00	Shellpoint	Shellpoint Mortgage Servicing	Citibank	388 Greenwich St
3315 Elmley Ave	\$160,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
2624 E Hoffman St	\$208,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
2618 E Oliver St	\$152,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
3017 Kentucky Ave	\$156,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
4150 Eierman Ave	\$148,000.00	Shellpoint	Shellpoint Mortgage Servicing	Citibank	388 Greenwich St
1422 N Luzerne Ave	\$160,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
5145 Nelson Ave	\$164,800.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
1630 Darley Ave	\$156,000.00	Shellpoint	Shellpoint Mortgage Servicing	Citibank	388 Greenwich St
3908 W Garrison Ave	\$152,000.00	Shellpoint	Friedman Vartolo	US Bank Trust National Association	800 Nicollet Mall
1502 N Luzerne Ave	\$160,000.00	Shellpoint	Shellpoint Mortgage Servicing	Wilmington Savings Fund Society	500 Delaware Ave
701 N Luzerne Ave	\$168,000.00	Shellpoint	Shellpoint Mortgage Servicing	US Bank Trust National Association	800 Nicollet Mall
40 E Heath St	\$345,000.00	Shellpoint	Shellpoint Mortgage Servicing	US Bank Trust National Association	800 Nicollet Mall
408 N Clinton St	\$188,000.00	Shellpoint	Grove Funding III Trust 2024-1	Wilmington Savings Fund Society	500 Delaware Ave
2321 N Rosedale St	\$192,250.00	Shellpoint	Grove Funding III Trust 2024-1	JP Morgan Mortgage Acquisition Corp.	383 Madison Ave
1510 Popland St	\$142,500.00	Shellpoint	Grove Funding III Trust 2024-1	JP Morgan Mortgage Acquisition Corp.	383 Madison Ave
1520 Popland St	\$142,500.00	Shellpoint	Grove Funding III Trust 2024-1	JP Morgan Mortgage Acquisition Corp.	383 Madison Ave
1507 Hazel St	\$142,500.00	Shellpoint	Grove Funding III Trust 2024-1	JP Morgan Mortgage Acquisition Corp.	383 Madison Ave
2539 W Fayette St	\$149,520.00	SPS	OBX 2024-NQM7 Trust	Robertson, Anschutz, Schneid, Crar	
1942 Penrose Ave	\$165,000.00	SPS	OBX 2024-NQM7 Trust	Select Portfolio Servicing	
2425 Brentwood Ave	\$159,200.00	SPS	OBX 2024-NQM7 Trust	Select Portfolio Servicing	
2864 Mayfield Ave	\$165,000.00	SPS	OBX 2024-NQM6 Trust	Rosenberg & Associates, LLC	
2523 W Fayette St	\$149,250.00	SPS	OBX 2024-NQM6 Trust	Select Portfolio Servicing	
2611 W Fayette St	\$149,250.00	SPS	OBX 2024-NQM6 Trust	Rosenberg & Associates, LLC	
3817 Registerstown Rd	\$188,000.00	SPS	OBX 2024-NQM6 Trust	Select Portfolio Servicing	
1147 N Fulton Ave	\$220,000.00	SPS	OBX 2024-NQM6 Trust	Rosenberg & Associates, LLC	
1417 W Ostend St	\$224,000.00	SPS	OBX 2024-NQM6 Trust	Select Portfolio Servicing	
4114 Park Heights Ave	\$184,000.00	SPS	OBX 2024-NQM6 Trust	JP Morgan Mortgage Acquisition Corp	383 Madison Ave
416 N Glover St	\$161,250.00	Shellpoint	JP Morgan Mortgage Acquisition Corp		

## **EXHIBIT B**

Street Address	City	State	Tenant Name	Rent Amount	Security Deposit	Occupancy	Lease Start Date	Lease End Date
5145 Nelson Ave	Baltimore Maryland	Aminna Turnipseed-EL		\$1,500.00	\$1,500.00	Tenant Occupied	2/6/2024	2/5/2025
2721 Pelham Ave	Baltimore Maryland					Vacant		
2444 Brentwood Ave	Baltimore Maryland					Vacant		
1719 N Longwood St - 2 Uni	Baltimore Maryland					Vacant		
1017 N Carrollton Ave	Baltimore Maryland					Vacant		
1021 N Carrollton Ave	Baltimore Maryland					Vacant		
1258 Glyndon Ave	Baltimore Maryland					Vacant		
5234 Saint Charles Ave	Baltimore Maryland					Vacant		
5205 Saint Charles Ave	Baltimore Maryland					Vacant		
1111 N Lakewood Ave	Baltimore Maryland					Professional Squatter		
308 Gusray Ave - 2 Units	Baltimore Maryland	Gregorio P. Calderon		\$2,855.00	\$2,475.00	Tenant Occupied	7/15/2024	07/14/2025
1230 N Caroline St	Baltimore Maryland					Vacant		
1813 E Federal St	Baltimore Maryland					Vacant		
416 N Milton Ave	Baltimore Maryland					Vacant		
1012 Bennett Pl	Baltimore Maryland					Vacant		
1630 Darley Ave	Baltimore Maryland					Vacant		
1403 Race St	Baltimore Maryland					Unknown		
5203 Saint Charles Ave	Baltimore Maryland					Vacant		
5623 Arnhem Rd - 2 units	Baltimore Maryland					Vacant		
4150 Eierman Ave	Baltimore Maryland					Vacant		
512 Sheridan Ave	Baltimore Maryland					Squatter		
3908 W Garrison Ave	Baltimore Maryland					Vacant		
910 E 30th St	Baltimore Maryland					Vacant		
346 S Macon St	Baltimore Maryland					Unknown		
1917 Lydonlea Way	Baltimore Maryland					Vacant		
4013 Boarman Ave	Baltimore Maryland					Vacant		
3315 Elmley Ave	Baltimore Maryland	Erica Pack-Carter		\$1,500.00	\$2,000.00	Tenant Occupied	4/1/2023	3/31/2024
3017 Kentucky Ave	Baltimore Maryland	Ebony Williams		\$1,300.00	\$2,000.00	Tenant Occupied	5/1/2023	4/30/2024
3012 Kentucky Ave	Baltimore Maryland					Vacant		
2703 The Alameda	Baltimore Maryland					Unknown		
2624 E Hoffman St	Baltimore Maryland	Thomas Armstrong Jr		\$1,700.00	\$1,150.00	Tenant Occupied	5/1/2023	4/30/2024
4942 Edgemere Ave	Baltimore Maryland	Robin Harvey		\$1,450.00	\$3,141.62	Tenant Occupied	7/1/2023	6/30/2024
2222 Walbrook Ave	Baltimore Maryland					Vacant		
2618 E Oliver St	Baltimore Maryland					Vacant		
2918 Independence St	Baltimore Maryland	Tenika Edwards		\$1,438.00	\$0.00	Tenant Occupied	2/3/2023	2/28/2025
2736 Mura St	Baltimore Maryland					Vacant		
1372 Sherwood Ave	Baltimore Maryland	Raiven Davis		\$2,778.00	\$2,278.00	Tenant Occupied	4/26/2024	4/25/2025
1815 N Woodbourne Ave	Baltimore Maryland	Lartasha Griffin		\$1,000.00	\$0.00	Tenant Occupied	5/1/2023	4/30/2024
1513 N Luzerne Ave	Baltimore Maryland	Maurice Camp		\$1,250.00	\$0.00	Tenant Occupied	5/1/2023	4/30/2024

916 N Franklinton Rd	Baltimore Maryland	\$850.00	\$0.00 Tenant Occupied	5/1/2023	4/30/2024
1515 N Decker Ave	Baltimore Maryland Barbara Pannell		Vacant		
1502 N Luzerne Ave	Baltimore Maryland	\$1,100.00	\$0.00 Tenant Occupied	5/1/2023	4/30/2024
1429 N Luzerne Ave	Baltimore Maryland Latonya Blackwell		Vacant		
2309 Homewood Ave	Baltimore Maryland	\$950.00	\$0.00 Tenant Occupied	5/1/2023	4/30/2024
1422 N Luzerne Ave	Baltimore Maryland Jaquetta Barnett	\$1,100.00	\$0.00 Tenant Occupied	5/1/2023	4/30/2024
1814 E Belvedere Ave	Baltimore Maryland John Newton		Vacant		
121 N Hilton St	Baltimore Maryland	\$1,447.00	Tenant Occupied	3/24/2023	4/30/2025
2728 Lauretta Ave	Baltimore Maryland Lawonne Moody		Vacant		
1227 E Lanvale St	Baltimore Maryland		Vacant		
40 E Heath St	Baltimore Maryland		Vacant		
1942 Mosher St	Baltimore Maryland Deontrez Thornton	\$2,200.00	\$4,400.00 Tenant Occupied	7/1/2023	6/30/2024
1203 Cedarcroft Rd	Baltimore Maryland	\$1,200.00	\$2,400.00 Tenant Occupied	6/23/2023	6/30/2024
1829 N Bond St	Baltimore Maryland April Dodd		Vacant		
1108 N Dukeland St	Baltimore Maryland		Vacant		
2321 N Rosedale St	Baltimore Maryland Florance Domingos	\$1,650.00	\$0.00 Tenant Occupied	8/1/2023	7/31/2024
701 N Luzerne Ave	Baltimore Maryland		Vacant		
4524 Pimlico Rd	Baltimore Maryland		Vacant		
2840 Woodbrook Ave	Baltimore Maryland		Vacant		
2828 E Chase St	Baltimore Maryland		Vacant		
727 N Linwood Ave	Baltimore Maryland Kaitlin Hawkins	\$1,850.00	\$1,850.00 Tenant Occupied		Month to month
1607 Race St	Baltimore Maryland		Vacant		
2528 Druid Park Dr	Baltimore Maryland		Vacant		
2529 Woodbrook Ave	Baltimore Maryland	\$1,475.00	Tenant Occupied		
2625 Garrett Ave	Baltimore Maryland Caroline Thomas		Vacant		
1411 Ramsay St	Baltimore Maryland		\$0.00 Tenant Occupied	6/15/2020	6/30/2022
1731 McHenry St	Baltimore Maryland Jonathan R. Wright	\$968.00			
2801 Presbury St	Baltimore Maryland		Vacant		
2110 W Saratoga St	Baltimore Maryland		Vacant		
1531 N Woodyear St	Baltimore Maryland	\$1,195.00	\$0.00 Tenant Occupied	11/1/2023	10/31/2024
2408 E Federal St	Baltimore Maryland	\$1,395.00	\$2,790.00 Tenant Occupied	3/8/2024	3/7/2025
4718 Wilern Ave	Baltimore Maryland David Young		Vacant		
2811 Ulman Ave	Baltimore Maryland Latraya Jones				
1801 W Lafayette Ave	Baltimore Maryland				
1932 Harlem Ave	Baltimore Maryland Cassandra M. Sweet	\$1,350.00	\$2,025.00 Tenant Occupied	10/1/2024	9/30/2025
1114 Myrtle Ave	Baltimore Maryland Denise Grayson	\$1,395.00	\$1,395.00 Tenant Occupied	7/1/2024	6/30/2025
1822 Wilkens Ave	Baltimore Maryland		Vacant		
849 Harlem Ave	Baltimore Maryland Jessica Brown	\$913.50	\$0.00 Tenant Occupied	2/1/2021	8/31/2025
1123 McKean Ave	Baltimore Maryland Ikela M. Cook	\$1,495.00	\$2,990.00 Tenant Occupied	7/1/2024	6/30/2025
1934 Harlem Ave	Baltimore Maryland Deanna J. Bennette	\$1,280.00	\$1,250.00 Tenant Occupied	11/15/2024	11/1/2025
1652 Darley Ave					

3217 Brighton St	Baltimore Maryland	Vacant
1625 N Rosedale St	Baltimore Maryland	Vacant
2952 Preszman St	Baltimore Maryland	Vacant
1008 W Lanvale St	Baltimore Maryland	Vacant
3614 Kenyon Ave	Baltimore Maryland	Vacant
251 S Hilton St	Baltimore Maryland Sheila M. Bullock	\$1,837.50 Tenant Occupied
3533 Lucille Ave	Baltimore Maryland	Vacant
1206 N Curley St	Baltimore Maryland Teneka Gordon	\$1,370.00 Tenant Occupied
1809 Rayner Ave	Baltimore Maryland India Jenkins	\$0.00 Tenant Occupied
3214 Kenyon Ave	Baltimore Maryland Chris Young	\$0.00 Tenant Occupied
3617 Kenyon Ave	Baltimore Maryland Kathy Johnson	\$0.00 Tenant Occupied
3323 Kenyon Ave	Baltimore Maryland	Vacant
2703 Ellicott Dr	Baltimore Maryland Jenny Argueta	Vacant
33 N Kresson St	Baltimore Maryland	\$0.00 Tenant Occupied
408 N Clinton St	Baltimore Maryland	Vacant
1222 N Ellwood Ave	Baltimore Maryland Melody N. Johnson	\$2,025.00 Tenant Occupied
820 McKean Ave	Baltimore Maryland Van Cherry	\$0.00 Tenant Occupied
736 N Linwood Ave	Baltimore Maryland Cynthia McNeil	\$0.00 Tenant Occupied
3514 Dudley Ave	Baltimore Maryland	Vacant
4235 Seidel Ave	Baltimore Maryland	Professional Squatter
3834 Elmora Ave	Baltimore Maryland	Unknown
505 N Collington Ave	Baltimore Maryland	Vacant
1518 Elrino St	Baltimore Maryland	Vacant
3025 W Lanvale St	Baltimore Maryland	\$1,250.00 Tenant Occupied
3122 Brendan Ave	Baltimore Maryland Adrian Robinson	\$0.00 Tenant Occupied
4926 Schaub Ave	Baltimore Maryland Michael Garner	\$0.00 Tenant Occupied
3113 Chesterfield Ave	Baltimore Maryland Wayne Eggleston	\$0.00 Tenant Occupied
3131 Chesterfield Ave	Baltimore Maryland	Vacant
3032 Fleetwood Ave	Baltimore Maryland Cheryl Gorham	\$1,202.00 Tenant Occupied
2007 W Saratoga St	Baltimore Maryland	\$0.00 Tenant Occupied
1911 Cecil Ave	Baltimore Maryland	Vacant
1417 W Ostend St	Baltimore Maryland	Vacant
4114 Park Heights Ave	Baltimore Maryland	Vacant
3817 Reisterstown Rd	Baltimore Maryland	Vacant
2425 Brentwood Ave	Baltimore Maryland	Vacant
1942 Penrose Ave	Baltimore Maryland	Squatter
1083 Ellicott Driveway	Baltimore Maryland	Vacant
2512 Wilkens Ave	Baltimore Maryland	Vacant
2523 W Fayette St	Baltimore Maryland	Vacant
2611 W Fayette St	Baltimore Maryland	Vacant
2864 Mayfield Ave	Baltimore Maryland	Vacant

Address	Tenant Name	Rent	Occupied Date	Occupied Until
1147 N Fulton Ave	Baltimore Maryland Vacant	\$1,350.00	3/1/2024	Month to month
5122 Chalgrove Ave	Baltimore Maryland Vacant	\$0.00	3/1/2024	11/30/2024
2539 W Fayette St	Baltimore Maryland Rhonda Jenkins	\$1,000.00	8/1/2022	3/31/2025
703 Springfield Ave	Baltimore Maryland Raynette Wilkinson	\$1,090.00	6/12/2020	7/31/2024
1510 Popland St	Baltimore Maryland Karl Buettner	\$992.00		
1520 Popland St	Baltimore Maryland Rebecca Bell			
1507 Hazel St	Baltimore Maryland Vacant			
1687 Darley Ave - 2 Units	Baltimore Maryland Asya Maxwell	\$1,790.00	7/31/2023	07/18/2024
2907 Orleans St	Baltimore Maryland Hawanda Younger	\$1,725.00	12/1/2023	11/30/2024
1530 Popland St	Baltimore Maryland Jerry Johnson	\$1,225.00	4/1/2024	3/31/2025
426 N Rose St	Baltimore Maryland Anthony Johnson Jr	\$1,090.00	4/1/2022	3/31/2025
2226 Orleans St	Baltimore Maryland Charles Watkins	\$875.00	10/1/2020	3/31/2025
2909 Orleans St	Baltimore Maryland Kenneth Kates	\$1,364.00	12/1/2023	2/12/2026
3636 Esther Place	Baltimore Maryland Maria Meza	\$1,200.00	11/22/2020	
2900 Orleans St	Baltimore Maryland Viola Graham	\$2,300.00	3/1/2023	2/28/2025
1608 Olive St	Baltimore Maryland William and Louise Fortune	\$550.00	6/1/2023	Month to month
2803 Jefferson St	Baltimore Maryland Charles Rose	\$1,100.00	8/1/2020	
3406 Noble St	Baltimore Maryland Juaquin Lunn	\$1,250.00	3/1/2022	2/28/2023
416 N Glover St	Baltimore Maryland Tammy Perez	\$1,150.00	4/1/2024	3/31/2025
1515 Popland St	Baltimore Maryland Denese Johnson	\$890.00	4/15/2020	5/31/2021
1528 Popland st	Baltimore Maryland Latisa Murphy	\$940.00	6/27/2019	6/30/2020
<b>Total</b>		<b>\$79,325.50</b>		<b>\$60,963.12</b>